



1466 Bellevue Ave Ste 29 • Burlingame, CA 94010
Phone (650) 638-3600 • Facsimile (650) 638-3636 • c. (650) 678-2065
www.ActionMortgage.com • Rich.Young@ActionMortgage.com

**State of California Department of Real Estate
Action Residential Mortgage Broker License # 01176699 NMLS License # 291402**

Thank-you for choosing *Action Residential Mortgage* for your real estate financing needs. Attached are the necessary forms to sign in order to begin processing your new real estate loan. To prevent delays, provide copies of the information requested on page two, review and sign the other forms, and return them at your earliest convenience.

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As you know, when it comes to borrowing money, no one likes surprises. We welcome and even advise all internet customers to verify internet businesses' for status and legitimacy. Therefore, we have included the above information. Furthermore, we consider it our privilege and will be happy to explain any and all costs associated with your loan. You will be receiving a "*Good Faith Estimate*" as a sepeate document. If you have any questions please do not hesitate to call at your earliest convenience.

Verifications, credit reports, appraisals and related documents are good for 90-120 days only. Extended processing time may require updating these documents, which could result in additional fees charged.

A termite report and clearance may be required at time of closing if noted on the sales agreement, the appraisal, or if requested by the investor. A Policy of Hazard (Fire) Insurance will be required at time of closing with a minimum coverage to the amount of the new loan on the subject property. Some areas may also require a Policy of Flood Insurance coverage.

Refinance or Equity Loans will have a three (3) day right of rescission period prior to funding.



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SUPPLEMENTAL INFORMATION AND/OR DOCUMENTATION NEEDED- PAGE 2

Please forward the following:

Copies of the following checked items are necessary for processing your loan:

☒ A copy of your drivers license and the entirety of this application fully executed;

☒ Most current pay check stubs for a one month period;

☒ Last two years W2's (or 1099's);

☒ Last two (2) months bank statements (all pages) from all sources;

☒ Copies of Retirement Account statements;

☐ (Provide only if a non-owner occupied) Rental agreements for all income properties or tax returns for the last two years;

☐ If a purchase loan, a copy of the purchase agreement for property being purchased and or sold;

☐ If a Homeowners Association: Association Name, Management Company Name, complete address, phone number and contact person;

☐ If Self Employed: Last two years tax returns form 1040's (all schedules) Please sign the copy of your personnel tax returns;

☐ Self-employed applicants will need to furnish the last two years of corporate / partnership tax returns and a recent financial statement (preparation by a professional CPA may be a lender requirement), and a profit and loss statement for the most recent quarter year to date.



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TITLE TO YOUR PROPERTY – PAGE 3

(1) TENANCY IN COMMON: Deceased's interest passes under his or her will, or if there is no will, to his or her heirs under the Laws of Interstate Succession. The interest would be subject to the probate.

(2) JOINT TENANCY: Deceased's interest passes automatically to the surviving Joint Tenant(s). There is no probate, but rather a Joint Tenancy Termination procedure (Affidavit Death of Joint Tenant).

(3) COMMUNITY PROPERTY: Deceased spouse's interest passes under his or her Will, or if there is no Will, to his or her heirs under the California Law of Interstate Succession. The interest would be subject to the probate code . May also qualify for Community Property Set - Aside.

(4) SEPARATE PROPERTY: Same as Tenancy in Common. This is a common form of ownership by a single individual.

(5) INTER VIVA: (LIVING) TRUST: Deceased individual's interest passes according to the trust provisions he or she created. There is no probate and no statutory fee to Executor and Attorney.

Note: This information merely describes some of the more common ways to take title to your property. It is not intended to give you legal advice. Questions on how you hold title and / or other possible consequences should be directed to your Attorney or C.P.A. *Action Residential Mortgage* claims no liability for reliance on this information.

I (WE) WOULD LIKE TO TAKE TITLE TO MY/OUR PROPERTY AS:

A small icon of a pen writing a signature.

Borrower's Signature

Date

A small icon of a pen writing a signature.

Borrower's Signature

Date



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LOAN INCIDENTALS – PAGE 4

Two loan incidentals that must be paid are your credit report and your appraisal.

The fee for your appraisal will be between \$500 and \$600 for a single family residence. Income property, duplexes, tri-plexes and four-plexes we be between \$650 and \$900.

We need your authorization and credit card information for paying these fees.

American Express: _____ CRV: _____ EXP: _____

Master Card: _____ CRV: _____ EXP: _____

Visa _____ CRV: _____ EXP: _____

Name on the card: _____

Billing address: _____

City: _____ State: _____ Zip: _____

Authorization

A small icon of a hand holding a pen, indicating where to sign.

Borrower's Signature

Date

A small icon of a hand holding a pen, indicating where to sign.

CO-Borrower's Signature

Date



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BORROWER'S CERTIFICATION, AUTHORIZATION, NOTICE, AUTOMATED UNDERWRITING – PAGE 5

Certification: The undersigned certify the following: 1) I/We have applied for a mortgage loan from ACTION RESIDENTIAL MORTGAGE. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the downpayment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information; 2) I/We understand and agree that ACTION RESIDENTIAL MORTGAGE reserves the right to change the mortgage loan review process to a full documentation program, if the current application is for partial documentation processing. This may include verifying the information provided on the application with the employer and/or the financial institution; 3) I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

Authorization to Release Information: To Whom It May Concern: 1) I/We have applied for a mortgage loan from ACTION RESIDENTIAL MORTGAGE. As part of the application process, ACTION RESIDENTIAL MORTGAGE may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program; 2) I/We authorize you to provide to ACTION RESIDENTIAL MORTGAGE, and to any investor to whom ACTION RESIDENTIAL MORTGAGE may sell my/our mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns; 3) ACTION RESIDENTIAL MORTGAGE or any investor that purchases the mortgage may address this authorization to any party named in the loan application; 4) A copy of this authorization may be accepted as an original. 5) Your prompt reply to ACTION RESIDENTIAL MORTGAGE or the investor that purchased the mortgage is appreciated.

Notice to Borrowers: This is notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

Automated Underwriting Service Acknowledgement and Agreement: I/Each of the persons signing below, agree that my mortgage loan application may be reviewed by the Federal Home Loan Mortgage Corporation Loan Prospector TM automated underwriting service (Freddie Mac/Loan Prospector) to assist in processing my application. I authorize the lender to whom I have presented my application, any agent or successor-in-interest of my lender, any lender which is considering purchasing my loan or the servicing of the loan and Freddie Mac/Loan Prospector to obtain copies of my credit reports and any other information, such as employment, income, asset and liability, and other information about me they may require to process my application or to review my loan in connection with a potential sale. I also agree that the foregoing lenders and Freddie Mac/Loan Prospector may use the information about me to assess and improved the effectiveness and accuracy of their underwriting procedures and requirements.

A handwritten signature in black ink, appearing to be "Rich Young", written over a horizontal line.

Borrower's Signature

Date

A handwritten signature in black ink, appearing to be "Rich Young", written over a horizontal line.

Co-Borrower's Signature

Date



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**DISCLAIMER OF COMMITMENT, AGREEMENT,
RIGHT OF PRIVACY ACT, EQUAL CREDIT REPORTING ACT – PAGE 6**

DISCLAIMER OF COMMITMENT: That the signing of an application form and/or any related documents in connection with our application for a home loan with *Action Residential Mortgage* does not mean or imply that there is a commitment on the part of *Action Residential Mortgage* to grant us any such loan. That because of the present unpredictable state of home financing, **no person** is authorized, on behalf of *Action Residential Mortgage* to make **any** commitment to us sooner than one day before our loan is expected to record in a county recorder's office, and thus, even if our loan might receive preliminary approval, the amount, interest rate, and points could all change before the loan closes. That any expression to us of confidence that we might obtain a loan, at a particular rate or amount, is an expression of belief and opinion only by the one making it, and not to be relied upon us as representation by an authorized agent of *Action Residential Mortgage*. In further consideration of *Action Residential Mortgage* processing our loan (whether or not approved or made), if it is necessary to enforce this disclaimer by suit or defense to a suit, we agree to pay *Action Residential Mortgage* reasonable attorney fees.

AGREEMENT: I/We hereby appoint *Action Residential Mortgage* as their exclusive agent to assist in obtaining a loan and further understand that if I/we should cancel the loan after the loan application has been approved for subject property, I/We agree to pay through open escrow with the Title Company a cancellation fee, not less than 1.25% of the loan amount. I/We further agree to pay collection and/or attorney fees if necessary to collect this fee, notwithstanding, it is further understood that NO fee is due if loan approval is unattainable or if escrow is canceled due to no fault of my/our own. This agreement shall expire ninety days from its execution.

RIGHT OF PRIVACY ACT: This is notice to you as required by the Right to Financial Privacy Act of 1978 that the Department of Housing and Urban Development has a right of access to financial records held by a financial institution in connection with the consideration of administration of assistance to you. Financial records involving your transaction will be available to the Department of Housing and Urban Development without further notice or authorization but will not be disclosed or released to another Government agency or Department without your consent except as required or permitted by law.

EQUAL CREDIT REPORTING ACT (ECOA): The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income is derived from a public assistance program; or because the applicant has in good faith exercised any rights under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is: Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

A small icon of a pen writing on a line, indicating a signature line.

Borrower Applicant

Date

A small icon of a pen writing on a line, indicating a signature line.

Co-Borrower Applicant

Date



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OCCUPANCY STATEMENT / COPY OF APPRAISAL REPORT - PAGE 7

OCCUPANCY STATEMENT: Applicant(s) hereby certify and acknowledge that, upon taking title to the real property described above, their occupancy status will be as follows:

1. _____ Primary Residence - Occupied by Applicant(s) within 30 days of closing.
2. _____ Secondary Residence - To be occupied by Applicant(s) at least 15 days yearly, as second home (vacation, etc.), while maintaining principal residence elsewhere. [Please check this box if you plan to establish it as your primary residence at a future date (e.g., retirement)].
3. _____ Investment Property - Not owner occupied. Purchased as an investment to be held or rented.

The Applicant(s) acknowledge it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statement concerning this loan application under the provisions of Title 18, United States Code, Section 1014.

Borrower Applicant

Date

Co-Borrower Applicant

Date

COPY OF APPRAISAL REPORT: You have the right to a copy of the appraisal report to be obtained in connection with the loan for which you are applying, provided that you have paid for or are willing to pay for the appraisal. If you want a copy of the appraisal report, please call or submit a written request to the following address:

Action Residential Mortgage
160 Mira Street
Foster City, CA 94404

The signature(s) below acknowledges your receipt of this notice of your right to a copy of the appraisal report. Please keep this notice with your other loan records.

Borrower Applicant

Date

Co-Borrower Applicant

Date



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EMPLOYMENT CERTIFICATION - PAGE 8

EMPLOYMENT CERTIFICATION: An approval for a loan is based upon employment, income and obligations as shown on the loan application. At closing, the applicant and co-applicant/spouse, if applicable, are required to execute a sworn statement affirming that they are currently working as previously reported, have not received notice of layoff nor have knowledge of pending layoff, and that outstanding obligations are substantially the same as reported on the application. Should a change occur in your employment or financial status prior to loan closing, immediately notify your loan officer, as it will be necessary to obtain approval of any changes.

Borrower Applicant

Date

Co-Borrower Applicant

Date



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FAIR CREDIT REPORTING ACT / HOUSING FINANCIAL DISCRIMINATION ACT – PAGE 9

FAIR CREDIT REPORTING ACT: AN INVESTIGATION WILL BE MADE AS TO THE CREDIT STANDING OF ALL INDIVIDUALS SEEKING CREDIT IN THIS APPLICATION. THE NATURE AND SCOPE OF ANY INVESTIGATION WILL BE FURNISHED TO YOU UPON WRITTEN REQUEST MADE WITHIN A REASONABLE PERIOD OF TIME. IN THE EVENT OF DENIED CREDIT DUE TO AN UNFAVORABLE CONSUMER REPORT, YOU WILL BE ADVISED OF THE IDENTITY OF THE CONSUMER REPORTING AGENCY MAKING SUCH REPORT AND OF THE RIGHT TO REQUEST WITHIN SIXTY (60) DAYS THE REASON FOR THE ADVERSE ACTION, PURSUANT TO PROVISIONS OF SECTION 615(b) OF THE FAIR CREDIT REPORTING ACT.

THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977 FAIR LENDING NOTICE: IT IS ILLEGAL TO DISCRIMINATE IN THE PROVISIONS OF OR IN THE AVAILABILITY OF FINANCIAL ASSISTANCE BECAUSE OF THE CONSIDERATION OF: 1)TRENDS, CHARACTERISTICS OR CONDITIONS IN THE NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION, UNLESS THE FINANCIAL INSTITUTION CAN DEMONSTRATE IN THE PARTICULAR CASE THAT SUCH CONSIDERATION IS REQUIRED TO AVOID AN UNSAFE AND UNSOUND BUSINESS PRACTICE; OR 2), RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN OR ANCESTRY. IT IS ILLEGAL TO CONSIDER THE RACIAL, ETHNIC, RELIGIOUS OR NATIONAL ORIGIN COMPOSITION OF A NEIGHBORHOOD OR GEOGRAPHICAL AREA SURROUNDING A HOUSING ACCOMMODATION OR WHETHER OR NOT SUCH COMPOSITION IS UNDERGOING CHANGE, OR IS EXPECTED TO UNDERGO CHANGE, IN APPRAISING A HOUSING ACCOMMODATION OR IN DETERMINING WHETHER OR NOT, OR UNDER WHAT TERMS AND CONDITIONS, TO PROVIDE FINANCIAL ASSISTANCE. THESE PROVISIONS GOVERN FINANCIAL ASSISTANCE FOR THE PURPOSE OF THE PURCHASE, CONSTRUCTION, REHABILITATION OR REFINANCING OF ONE TO FOUR UNIT FAMILY RESIDENCES OCCUPIED BY THE OWNER AND FOR THE PURPOSE OF THE HOME IMPROVEMENT OF ANY ONE TO FOUR UNIT FAMILY RESIDENCE. AN INVESTIGATION WILL BE MADE AS TO THE CREDIT STANDING OF ALL INDIVIDUALS SEEKING CREDIT IN THIS APPLICATION. THE NATURE AND SCOPE OF ANY INVESTIGATION WILL BE FURNISHED TO YOU UPON WRITTEN REQUEST MADE WITHIN A REASONABLE PERIOD OF TIME. IN THE EVENT OF DENIED CREDIT DUE TO AN UNFAVORABLE CONSUMER REPORT, YOU WILL BE ADVISED OF THE IDENTITY OF THE CONSUMER REPORTING AGENCY MAKING SUCH REPORT AND OF THE RIGHT TO REQUEST WITHIN SIXTY (60) DAYS THE REASON FOR THE ADVERSE ACTION, PURSUANT TO PROVISIONS OF SECTION 615(b) OF THE FAIR CREDIT REPORTING ACT.

IF YOU HAVE QUESTIONS ABOUT YOUR RIGHTS, OR IF YOU WISH TO FILE A COMPLAINT, CONTACT THE MANAGEMENT OF THIS FINANCIAL INSTITUTION OR: Rich Young – Action Residential Mortgage, 160 Mira Street, Foster City, CA 94404, or call 650-638-3600.

ACKNOWLEDGEMENT OF RECEIPT: I (WE) RECEIVED A COPY OF THIS NOTICE.

A small icon of a pen writing on a line, indicating a signature.

Borrower Applicant

Date

A small icon of a pen writing on a line, indicating a signature.

Co-Borrower Applicant

Date



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STATE OF CALIFORNIA FAIR LENDING NOTICE – PAGE 10

STATE OF CALIFORNIA FAIR LENDING NOTICE: Under the Housing Financial Discrimination Act of 1977, it is unlawful for a financial institution to refuse to make a loan or to offer less favorable terms than normal (such as higher interest rate, larger down payment or shorter maturity) based on any of the following considerations: 1. Neighborhood characteristics (such as the average age of the homes or the income level in the neighborhood) except to limited extent necessary to avoid an unsafe and unsound business practice. 2. Race, sex, color, religion, marital status, national origin or ancestry.

It is also unlawful to consider, in appraising a residence, the racial, ethnic, or religious composition of a particular neighborhood, whether or not such composition is under going change or is expected to undergo change.

If you wish to file a complaint, or if you have questions about your rights, contact: Department of Real Estate, 180 Berry Street, Room 5816, San Francisco, CA 94102 or Department of Real Estate, 107 South Broadway, Room 8107, Los Angeles, CA 90012. If you file a complaint, the law requires that you receive a response within (30) days. I/We received a copy of this notice.

My signature below signifies that I have read this disclosure and agreement in its entirety and agree to the terms and conditions as defined herein.

A handwritten signature in black ink, appearing to be "J. Young".

Borrower Applicant

Date

A handwritten signature in black ink, appearing to be "J. Young".

Co-Borrower Applicant

Date



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MORTGAGE BROKER FEE DISCLOSURE – PAGE 11

You have applied to Action Residential Mortgage, a mortgage broker, for a residential mortgage loan. We will submit your application for a residential mortgage loan to a participating lender with which it from time to time contracts upon such terms and conditions as you may request or a lender may require. The lenders have asked that this form be furnished to you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from the mortgage broker concerning you application.

SECTION 1. NATURE OF RELATIONSHIP In connection with this mortgage loan:

1. The mortgage broker may be acting as an independent contractor and not your agent. If you are unsure of the nature of your relationship, please ask the mortgage broker for clarification.
2. The mortgage broker has separate independent contractor agreements with various lenders.
3. While the mortgage broker seeks to assist you in meeting your financial needs, it does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

SECTION 2. THE BROKER'S COMPENSATION The lenders whose loan products are distributed by the mortgage broker generally provide their loan products to the mortgage broker at a wholesale rate.

1. The retail price a mortgage broker offers you – your interest rate, total points and fees – will include the broker's compensation.
2. In some cases, the mortgage broker may be paid all of its compensation by either you or the lender.
3. Alternatively, the mortgage broker may be paid a portion of its compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees.
4. Also, in some cases, if you would rather pay less up-front, you may wish to have some or all of your fees paid directly by the lender, which will result in a higher interest rate and higher monthly loan payments than you would otherwise be required to pay.
5. The mortgage broker also may be paid by the lender based on (a) the value of the Mortgage Loan or related servicing rights in the market place or (b) other services, goods or facilities performed or provided by the mortgage broker to the lender.

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be disclosed to you on your HUD1 or HUD-1A Settlement Statement at the close of escrow by the Title Company.

By signing below, applicant(s) acknowledge that you have read and understand this document. By your signature, you also acknowledge that you have received a copy of this document.

Borrower Applicant

Date

Co-Borrower Applicant

Date



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GENERAL AUTHORIZATION / BROKER & BORROWER DOCUMENT CERTIFICATION – PAGE 12


BROKER AND BORROWER DOCUMENT CERTIFICATION: For purposes of this Broker and Borrower Document Certification, Broker and borrower(s) acknowledge that such certification pertains to any and all documents provided by borrower(s) to Broker for purposes of loan processing, underwriting and closing.


GENERAL AUTHORIZATION: I hereby authorize Action Residential Mortgage to verify my past and present employment, earnings records, bank accounts, stock holdings and any other asset balances needed to process my mortgage application.


I further authorize Action Residential Mortgage to order a mortgage credit report and verify all other credit information, including past and present mortgage and landlord references. It is understood that a photocopy of this document shall also serve as an authorization to provide the information requested. The information obtained is only to be used in the processing of my mortgage loan application. The undersigned Broker and borrower(s) hereby certify that all copies of documents provided to Lender for the purpose of underwriting and closing borrower(s) loan, are true and exact copies of the original documents provided by the borrower(s). Broker and borrower(s) further certify that the original documents do not contain any alterations, revisions, erasures or whiteouts.

NOTE: In order to comply with investor requirements for sale of loans, Lender will require the borrower(s) to provide original signatures on the first two pages of any tax returns.

Acknowledged by

 ACTION RESIDENTIAL MORTGAGE _____
Rich Young - Broker/President Date

 Borrower Name _____
Signature Date

 Borrower Name _____
Signature Date



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PATRIOT ACT – INFORMATION DISCLOSURE – PAGE 13

ACTION RESIDENTIAL MORTGAGE
160 Mira Street
Foster City, CA 94404

Loan Number: _____

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account.

What this means for you: When you open an account, we will ask you for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents before opening the account.

ACKNOWLEDGEMENT OF RECEIPT – I/We have received a copy of this disclosure.





 Borrower Applicant

 Date

 Co-Borrower Applicant

 Date



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HAZARD INSURANCE DISCLOSURE – PAGE 14

Date: _____

Lender: _____

Borrower(s): _____

Property Address: _____

No lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property.

This disclosure is neither a contract nor a commitment to lend.

By signing below, I hereby acknowledge receipt of a true copy of this disclosure.

A small icon of a hand holding a pen, indicating a signature line.

Date

A small icon of a hand holding a pen, indicating a signature line.

Date

A small icon of a hand holding a pen, indicating a signature line.

Date

A small icon of a hand holding a pen, indicating a signature line.



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REFINANCE PURPOSE LETTER – PAGE 15

DATE: _____

TO WHOM IT MAY CONCERN:

THE PURPOSE OF THIS REFINANCE IS TO: _____

SINCERELY,

A small icon of a pen writing on a line, indicating a signature.

Borrower

A small icon of a pen writing on a line, indicating a signature.

Co-Borrower

****NOTE: PLEASE BE SPECIFIC IN EXPLANATION FOR USE OF CASH OUT**



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ADDITIONAL INFORMATION – PAGE 16

From time to time we find it necessary to call our clients to obtain urgently needed information. Please provide us with all possible ways of reaching you in case of such a situation.

Borrower

Co-Borrower

Home Phone:

Work Phone:

Mobile Phone:

Other Phone:

Fax:

Email Address:

Please provide us with information on your Home Owners Insurance. We will provide this information to the title company so that evidence of insurance may be obtained prior to funding your loan.

Insurance Company:

Agent Name (if any):

Phone Number:

Thank you for providing this information. We hope to make this a smooth and painless process for you.

Borrower's Certification & Authorization

Certification

The undersigned certify the following:

1. I/We have applied for a mortgage loan from ACTION RESIDENTIAL MORTGAGE. In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the downpayment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.
2. I/We understand and agree that ACTION RESIDENTIAL MORTGAGE reserves the right to change the mortgage loan review process to a full documentation program, if the current application is for partial documentation processing. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

Authorization to Release Information

To Whom It May Concern:

1. I/We have applied for a mortgage loan from ACTION RESIDENTIAL MORTGAGE. As part of the application process, ACTION RESIDENTIAL MORTGAGE may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to ACTION RESIDENTIAL MORTGAGE, and to any investor to whom ACTION RESIDENTIAL MORTGAGE may sell my/our mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns.
3. ACTION RESIDENTIAL MORTGAGE or any investor that purchases the mortgage may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to ACTION RESIDENTIAL MORTGAGE or the investor that purchased the mortgage is appreciated.

Notice to Borrowers

This is notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

Automated Underwriting Service Acknowledgement and Agreement

I/Each of the persons signing below, agree that my mortgage loan application may be reviewed by the Federal Home Loan Mortgage Corporation Loan Prospector TM automated underwriting service (Freddie Mac/Loan Prospector) to assist in processing my application. I authorize the lender to whom I have presented my application, any agent or successor-in-interest of my lender, any lender which is considering purchasing my loan or the servicing of the loan and Freddie Mac/Loan Prospector to obtain copies of my credit reports and any other information, such as employment, income, asset and liability, and other information about me they may require to process my application or to review my loan in connection with a potential sale. I also agree that the foregoing lenders and Freddie Mac/Loan Prospector may use the information about me to assess and improved the effectiveness and accuracy of their underwriting procedures and requirements.

Borrower's Signature / Date

Borrower's Signature / Date

Borrower's Signature / Date

Borrower's Signature / Date

ACTION RESIDENTIAL MORTGAGE
160 MIRA STREET
FOSTER CITY, CA 94404-2718

GENERAL AUTHORIZATION

I hereby authorize **ACTION RESIDENTIAL MORTGAGE**
to verify my past and present employment, earnings records, bank accounts, stock holdings
and any other asset balances needed to process my mortgage application.

I further authorize **ACTION RESIDENTIAL MORTGAGE**
to order a mortgage credit report and verify all other credit information, including past and
present mortgage and landlord references. It is understood that a photocopy of this document
shall also serve as an authorization to provide the information requested.

The information obtained is only to be used in the processing of my mortgage loan application.

Borrower

Date

Social Security Number

Co-Borrower

Date

Social Security Number

Disclosure Notices

Borrower Name(s):	Property Address:	Date:	05/14/2010
		File Name:	NAME

ECOA NOTICE

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract): because all or part of the applicant's income is derived from a public assistance program; or because the applicant has in good faith exercised any rights under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is: Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

We are required to disclose to you that you need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so.

Signature	Date	Signature	Date
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OCCUPANCY STATEMENT

Applicant(s) hereby certify and acknowledge that, upon taking title to the real property described above, their occupancy status will be as follows:

- ☐ Primary Residence - Occupied by Applicant(s) within 30 days of closing.
- ☐ Secondary Residence - To be occupied by Applicant(s) at least 15 days yearly, as second home (vacation, etc.), while maintaining principal residence elsewhere. [Please check this box if you plan to establish it as your primary residence at a future date (e.g., retirement)].
- ☐ Investment Property - Not owner occupied. Purchased as an investment to be held or rented.

The Applicant(s) acknowledge it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statement concerning this loan application under the provisions of Title 18, United States Code, Section 1014.

Signature	Date	Signature	Date
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COPY OF APPRAISAL REPORT

You have the right to a copy of the appraisal report to be obtained in connection with the loan for which you are applying, provided that you have paid for or are willing to pay for the appraisal. If you want a copy of the appraisal report, please call or submit a written request to the following address:

ACTION RESIDENTIAL MORTGAGE
160 MIRA STREET
FOSTER CITY, CA 94404-2718

The signature(s) below acknowledges your receipt of this notice of your right to a copy of the appraisal report. Please keep this notice with your other loan records.

Signature	Date	Signature	Date
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FHA LOANS ONLY

If you prepay your loan on other than the regular installment date, you may be assessed interest charges until the end of that month.

GOVERNMENT LOANS ONLY

RIGHT TO FINANCIAL PRIVACY ACT OF 1978 - This is notice to you as required by the Right of Financial Privacy Act of 1978 that the Department of Housing and Urban Development or Department of Veterans Affairs has a right of access to financial records held by a financial institution in connection with the consideration of administration of assistance to you. Financial records involving your transaction will be available to the Department of Housing and Urban Development or Department of Veterans Affairs without further notice or authorization but, will not be disclosed or released to another Government agency or Department without your consent except as required or permitted by law.

Signature	Date	Signature	Date
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EMPLOYMENT CERTIFICATION

An approval for a loan is based upon employment, income and obligations as shown on the loan application. At closing, the applicant and co-applicant/spouse, if applicable, are required to execute a sworn statement affirming that they are currently working as previously reported, have not received notice of layoff nor have knowledge of pending layoff, and that outstanding obligations are substantially the same as reported on the application. Should a change occur in your employment or financial status prior to loan closing, immediately notify your loan officer, as it will be necessary to obtain approval of any changes.

Signature	Date	Signature	Date
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FAIR CREDIT REPORTING ACT

AN INVESTIGATION WILL BE MADE AS TO THE CREDIT STANDING OF ALL INDIVIDUALS SEEKING CREDIT IN THIS APPLICATION. THE NATURE AND SCOPE OF ANY INVESTIGATION WILL BE FURNISHED TO YOU UPON WRITTEN REQUEST MADE WITHIN A REASONABLE PERIOD OF TIME. IN THE EVENT OF DENIED CREDIT DUE TO AN UNFAVORABLE CONSUMER REPORT, YOU WILL BE ADVISED OF THE IDENTITY OF THE CONSUMER REPORTING AGENCY MAKING SUCH REPORT AND OF THE RIGHT TO REQUEST WITHIN SIXTY (60) DAYS THE REASON FOR THE ADVERSE ACTION, PURSUANT TO PROVISIONS OF SECTION 615(b) OF THE FAIR CREDIT REPORTING ACT.

THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977 FAIR LENDING NOTICE

IT IS ILLEGAL TO DISCRIMINATE IN THE PROVISIONS OF OR IN THE AVAILABILITY OF FINANCIAL ASSISTANCE BECAUSE OF THE CONSIDERATION OF:

- 1. TRENDS, CHARACTERISTICS OR CONDITIONS IN THE NEIGHBORHOOD OR GEOGRAPHIC AREA SURROUNDING A HOUSING ACCOMMODATION, UNLESS THE FINANCIAL INSTITUTION CAN DEMONSTRATE IN THE PARTICULAR CASE THAT SUCH CONSIDERATION IS REQUIRED TO AVOID AN UNSAFE AND UNSOUND BUSINESS PRACTICE; OR
- 2. RACE, COLOR, RELIGION, SEX, MARITAL STATUS, NATIONAL ORIGIN OR ANCESTRY.

IT IS ILLEGAL TO CONSIDER THE RACIAL, ETHNIC, RELIGIOUS OR NATIONAL ORIGIN COMPOSITION OF A NEIGHBORHOOD OR GEOGRAPHICAL AREA SURROUNDING A HOUSING ACCOMMODATION OR WHETHER OR NOT SUCH COMPOSITION IS UNDERGOING CHANGE, OR IS EXPECTED TO UNDERGO CHANGE, IN APPRAISING A HOUSING ACCOMMODATION OR IN DETERMINING WHETHER OR NOT, OR UNDER WHAT TERMS AND CONDITIONS, TO PROVIDE FINANCIAL ASSISTANCE.

THESE PROVISIONS GOVERN FINANCIAL ASSISTANCE FOR THE PURPOSE OF THE PURCHASE, CONSTRUCTION, REHABILITATION OR REFINANCING OF ONE TO FOUR UNIT FAMILY RESIDENCES OCCUPIED BY THE OWNER AND FOR THE PURPOSE OF THE HOME IMPROVEMENT OF ANY ONE TO FOUR UNIT FAMILY RESIDENCE.

IF YOU HAVE QUESTIONS ABOUT YOUR RIGHTS, OR IF YOU WISH TO FILE A COMPLAINT, CONTACT THE MANAGEMENT OF THIS FINANCIAL INSTITUTION OR:

ACKNOWLEDGEMENT OF RECEIPT

I (WE) RECEIVED A COPY OF THIS NOTICE

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Mortgage Broker Fee Disclosure

You have applied to us -- a mortgage broker -- for a residential mortgage loan. We will submit your application for a residential mortgage loan to a participating lender with which we, from time to time, contract upon such terms and conditions as you may request or a lender may require. The lenders have asked that this form be furnished to you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from us concerning your application.

SECTION 1. NATURE OF RELATIONSHIP. In connection with this mortgage loan:

- * We may be acting as an independent contractor and not as your agent. If you are unsure of the nature of your relationship, please ask us for clarification.
- * We have separate independent contractor agreements with various lenders.
- * While we seek to assist you in meeting your financial needs, we do not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

SECTION 2. THE BROKER'S COMPENSATION. The lenders whose loan products are distributed by us generally provide their loan products to us at a wholesale rate.

- * The retail price we offer you --- your interest rate, total points and fees --- will include our compensation.
- * In some cases, we may be paid all of our compensation by either you or the lender.
- * Alternatively, we may be paid a portion of our compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees
- * Also, in some cases, if you would rather pay less up-front, you may wish to have some or all of our fees paid directly by the lender, which will result in a higher interest rate and higher monthly loan payments than you would otherwise be required to pay.
- * We also may be paid by the lender based on (i) the value of the Mortgage Loan or related servicing rights in the market place or (ii) other services, goods or facilities performed or provided by us to the lender.

You may work with us to select the method in which we receive our compensation depending on your financial needs, subject to the lender's loan program requirements and credit underwriting guidelines.

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be disclosed on your HUD-1 or HUD-1A Settlement Statement.

By signing below, applicant(s) acknowledge receipt of a copy of this signed Agreement.

MORTGAGE LOAN ORIGINATOR

APPLICANT(S)

X _____

X _____ [Date]

X _____ [Date]

PATRIOT ACT - INFORMATION DISCLOSURE

ACTION RESIDENTIAL MORTGAGE

160 MIRA STREET
FOSTER CITY, CA 94404-2718

Phone: (650) 638-3600 Fax: (650) 638-3636

Loan Number: NAME

Lender Case No:

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account.

What this means for you: When you open an account, we will ask you for your name, address, date of birth, and other information that will allow us to identify you. We may also ask to see your driver's license or other identifying documents before opening the account.

ACKNOWLEDGEMENT OF RECEIPT

I/We have received a copy of this disclosure.

Borrower

Date

Borrower

Date